

Office of the Director
111 N. Front St., 8th Floor
Columbus, Ohio 43215-9040
(614) 645-7795
(614) 645-6675 (FAX)

Planning Division
111 N. Front St., 3rd Floor
Columbus, Ohio 43215-9040
(614) 645-8664

Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
djthomas@columbus.gov

DOWNTOWN COMMISSION RESULTS

Tuesday, January 22, 2019 - 8:30 AM

**111 N. Front Street, Michael B. Coleman Government Center
Hearing Room (Second Floor)**

I. Attendance

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Tedd Hardesty; Robert Loversidge;
Mike Lusk; Jana Maniace; Danni Palmore

Absent: Kyle Katz

City Staff: Daniel Thomas

II. Approval of the December 18, 2018 Downtown Commission Meeting Results

Motion to approve (DP) (7-0)

21:00

III. Requests for Certificate of Appropriateness

Case #1 19-1-1

22:00

Location: Block Bound by Library Park Dr. (N), Grant, Oak and Ninth

Applicant: Jon Riewald, The Pizzuti Companies

Property Owner: Columbus Metropolitan Library Board of Trustees

Attorney: Michael Shannon, Underhill & Hodge

Design Professionals: Lupton Rausch Architects / David Goth (New Construction)

Sullivan and Bruck Architects, Phil Herrin (Renovation)

MKSK, Site and Landscaping, Tim Rosenthal

Request:

Certificate of Appropriateness for apartments, includes new, renovation and selected demolition

This project was Conceptually Reviewed by the Commission in August 2018 and reviewed for final Certificate of Appropriateness in December 2018 when it was tabled. Please refer to the Results for those meetings.

Discussion: DJT – the applicant was asked to come back with more information. JR – Renovation for 70 units, demolition and replacement with another 80 new units. Three different design team – each to go thru their part. Letters of support from Library and from Columbus Landmarks. DG – focused on the new construction and its contextual relationship to its surroundings. Series of different brick from dark gray to Tudor gray and painted brick. Samples and colors shown. Dark metal. Emphasis of pedestrian scale, particularly on Oak St. Street art. Various area of the building are proposed. Elevations with and without art shown. JR – we'd be happy to come back with the art proposals, which will not be advertising. We are most bullish on the Library Park façade.

JM – the art captures the vibrancy of the neighborhood. Opportunity to do something unique.

DG - Massing details discussed. Walk up stoops on Oak and Ninth intended to engage the pedestrian. Courtyard to the west. Primary entrance to the complex that leads to lobby area. Window details shown.

PH – renovation piece. Colonial revival buildings from around 1940. Simple massing, multi-lite windows. Grant St. building with more detail than other buildings. We see these buildings as important transitional role between new and the library. Wish to balance the traditional and contemporary. Bring new like to the existing buildings. Painted brick in gradation. Tying into library. Limestone lintels will be left unpainted. 66 S. Grant has limestone quoins, which will be painted. Change of entrances. Each building currently has a different entry design. New entrances will create freshness and continuity. Dark wood entry surrounds. Durable, lasting, richness – Thermally modified ash product. Clear urethane finish. Some window replacements to match.

TR – Site. Improvements relate to library landscaping improvements. Site plan shown. Renovation portion preserves all of the trees. All the walks, stoops and steps will be replaced. The 66 S. Grant courtyard will be reconfigured – benches and robust landscaping. New courtyard will have increased seating. Area between older buildings will be gated for security. Interior sidewalks will be replaced, street sidewalks will remain. Oak St. in front of the new building will be slightly set back and will have landscaping as per Motorists and the Downtown Streetscape standards. Plaza next to new building will be pedestrian focused and will have shade trees and seating. Bollards and aggregate concrete paving. Vertical trellises adjacent to Library Park to define area.

JR – construction targeted late March or early April. 2 minute fly thru video shown.

SW – specificity of landscaping. TR – have that and produced more detailed drawings. JM – have you considered not painting the existing buildings? Let them be what they are – just improve them. A – we considered this, but all three design firms and Pizzuti concurred on the gray approach. – integrated cohesive project. Creating a new identity for the old buildings. JM - Contrast and variety in an urban area would be okay, creating a richer fabric. TH – I can see why you would paint, particularly in reference to relating to the library. Also sensitivity to the streetscape level, particularly with tight dimensions. DP – compliments, I lived on Oak and was watching these apartments age. The new library made them age even more. This will add to the community. I wondered why you would want to live there. This changes it. RL – at the first conceptual review, I asked for some sense of continuity between the new and the old. I think this does a good job. The streetscape, particularly on Oak St., has dramatically improved. I think the mural will be important. Come back to us.

David Bishoff – opportunity for preservation is being lost. Work force housing. This new construction could go on any parking lot – why sacrifice the old contributing buildings. I'm not anti- development. I have background in preservation. Take a step back. Grant-Oak Apartments have utility and a place. These can be brought back and do not have to go. The net gain is not big enough. These new units are small. You have the ability to save these.

ML – I move for approval, DP – 2nd.

Results Motion to approve (6-1) Maniace - no

Case#2 19-1-2D

1:11:50

Location: 237 Cleveland Ave.**Applicant & Property Owner:** Zaim Hoxha**Request:**

Certificate of Appropriateness for the demolition of a small rear portion (garage) of 237 Cleveland Ave.

Discussion: DJT – background on prior case to convert to auto repair. Property switched in 2017. SW – what are future plans of building. We don't have problems taking this down. ZH – clean up building so that it will be more safe – hiding and trash. I own a couple of dining places downtown. I will come back when use is determined. OB – move approval. ML – 2nd.

Results: Motion to approve (7-0)

Case #3 19-1-3LU

1:15:00

Location: 399 W. State St.**Applicant:** David Berkley**Property Owner:** HP LAND DEVELOPMENT**Attorney:** James Meaney**Architect:** Daniel Clime and Associates**Request:**

Certificate of Appropriateness for the Land Use approval for Dog Care (Kennel) at 399 W. State Street.

Animal day care or boarding requires Special Use approval from the Downtown Commission. Property owners within a 125 ft. radius have been notified as required as part of the approval process.

Discussion: DJT – contextual background related to Downtown District boundary, Scioto Peninsula and East Franklinton. Slides shown. Would have to come back for a CoA of exterior building improvements including fencing and signage. DB – owner of the franchise (The Dog Stop). TH – some of the other dog care locations have been contentious. OB – this looks like a good location. DB – location separated by elevated railroads on either side. Property in the back is owned by railroad and is forested. Staff has heard nothing from adjacent property owners, and also haven't heard from CDDC, which was also notified. TH – we can anticipate future development on both sides of the railroad tracks. From land use perspective, this seems like an idea spot. I move approval. DB – we're looking at doing something related to branding in the front of the building. Has talked to artists from Franklinton who see opportunities with the building as well as the railroad embankments. RL – 2nd.

Results: Motion to approve (7-0)

IV. Conceptual Reviews**Case #4 19-1-4C**

1:21:30

Address: 450 N. High St.**Applicant:** Chris Meyers, AIA – Meyers + Associates Architecture**Property Owner:** Franklin County Convention Facilities Authority**Design Professionals:** Rob Uhrin – Cooper Carry (Alexandria, Va.)

Chris Meyers, AIA – Meyers + Associates Architecture

Request:

Conceptual review for new Hilton Hotel immediately adjacent to the Convention Center

Discussion: DJT – 600 space parking garage on Nationwide Blvd. was approved in November 2018 as a precursor to the Hilton expansion. The Ohio Center Way turnaround improvements were approved two years ago but this northern edge segment was suspended pending this hotel.

Applicants identified themselves. CG - Conceptual presentation. Site identified. It's been determined that a 1,000 room hotel is needed. 463 rooms will be added here. The addition will become the front door of the entire facility. Need to make this a unique facility identifiable only to this location (city). References to context, including to the world famous convention center. Additional meeting space will be added – up to 75,000 sf.

Walking thru stacking of design. Need to activate the street and to have references from within the meeting areas to the city. There will be a new connector under High Street. It also connects to the pedestrian bridge. SW – we try to discourage overhead walkways, but I think that this one turned out well. CG – the design does pick up on some of the architectural character of the bridge. Roof top amenities and outdoor terraces.

The meeting spaces will have the capacity to be divided (for multiple functions), all with references (glass) to the outside. There are over 15 different meeting spaces of a variety of sizes. Vertically, the building is not extruded, it has steps. Entry points discussed, use of the external elevation changes to have entrances on different floor levels. Restaurant will have access from the street. The intent of the restaurant is that it will feel independent from the hotel. The lobby to the hotel will be from the Ohio Center Way as the grade goes up. This will lead to the “social hub”, a 30 ft. vertical space. The art collection will continue over from the adjacent older Hilton. JM – concern that the entrance to the lobby is too far offset. A – there will be a major canopy connecting to High Street. This will be the major dropping off point for the entire Hilton complex, although there still are places across the street at Hilton 1. Check in will occur at the new hotel – however for a while there will still be some desk functions at the old.

A - This is the last piece, the last bookend in the convention center complex. We are looking at similar materials to both the adjacent hotel and the convention center. Hotel will act as a lantern with a glow – bringing people in and announcing its presence. Transparency is important. A place to meet. This building will stand out. Elevations shown. We are proposing a terracotta and would approach the color of the older Hilton's brick. Verticality of the facades are expressed. Cue taken from the pedestrian bridge and stitched into the new building. Samples will be brought to the next meeting. SW – what is the timing?

OB – location of new garage? ML – path to the Hilton from the garage? Answered, there are also other garages that will park hotel guests, including the Vine St. Garage. Much of the parking will be valet. 250 spaces of the new garage will be allocated to the new Hilton. The Vine St. garage with 1300 parking spaces also has 250 spaces dedicated to the hotel. RL – I think it is awesome. SW – elegant. JM – done a great job fitting it in, creative interesting with the materials. SW – interested in the terra cotta and how well that will work. OB – target date? A – first quarter of 2022. Construction start – fall of this year.

Results: No vote taken, conceptual review only. (Hardesty and Loversidge both stated need for recusal.)

Case #5 19-1-5C

2:02:30

Address: Edgar Waldo Way**Applicant and Design Professional:** Architectural Alliance / Brad Parish**Property Owner:** WC Goodale, LLC**Request:**

Conceptual review for Phase II of the White Castle Office Development..

The entire White Castle site was conceptually reviewed by the Downtown Commission at their August 2017 meeting. The new White Castle Headquarters was (now under construction) approved later that year (Oct., Nov.). Phase I of the White Castle residential development (Buildings 1, 2 & 3) was approved in August 2018). Phase II (Buildings 4 & 5) of the residential development was conceptually reviewed in October 2018.

Discussion: BP - Building was submitted two months ago but pulled to make revisions. Went from 5 story to 4 story. Building aligns with main drive – front door on axis. A lot of topo on site. Parking on low part of the site. 135 parking spaces are direct access to office and another 94 that have a daytime / nighttime shift between office and residences. 66,000 sf (17,000 sf per floor). Complementary to the White Castle HQ in terms of materiality as well as relating to the materiality of the residential. Contemporary mass that has slopes and hides mechanical. Roof terrace on the fourth floor to take advantage of views to downtown.

RL – what is “ski ramp”? – BP – sidewalk ramp – considerable amount of grade change. Formal entrance on the back side too. Brick colors are varied, designed to complement adjacent buildings, including HQ. SW- good. Elevation slopes up, as do other buildings. Materials discussed. SW – I like this. Interested in details to come. RL – like the way the scale of the building is broken down. TH – ramp looks manageable in elevation.

Results: No vote taken, conceptual review only.

V. Business / Discussion

2:12:47

SW – Emphasized the need to commit to attend and to stay throughout meeting. Cases that whittle down to a 4 member body and end up as 2 – 2 are problematic. One idea is to table and to bring back first at the next meeting. I will try to keep these meetings to a reasonable length. RL - If there are potential conflicts requiring recusals, let staff know. Arraign agenda to facilitate voting.

Public Forum**On the Horizon**

- Crew Stadium and West Nationwide Blvd. development
Preliminary discussions advocated to talk about concepts, overall plan, infrastructure and schedule. Commission would amenable to meet in business meeting or regular meeting.

Staff Certificates of Appropriateness have been issued since last notification December 12, 2018

Ad Mural – ***Bold & Italics***

1. A18-12-5 115 Vine - The Botanist Sign
2. A18-12-6 333 W. Nationwide – Chipotle Field Office Sign
3. A18-12-7 20 E. Broad Hayden - Fire Escape
4. ***A18-12-9M - 66 S Third - YMCA – OB***

5. A18-12-10 215 N. Front – Nationwide Insurance Graphics
6. *A19-1-1M - 100 E. Gay - MinuteMaid – OB*
7. *A19-1-2M - 60 E. Spring St - GWU – AM*
8. A19-1-3 381 E. Main - McDonalds Menu Board

Next regular meeting will be on February 26, 2019, the fourth Tuesday of the month (five weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.

2:40:04